

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 6, 2005 PLANNING COMMISSION MEETING

**PROJECT #:** Street and Alley Vacation No. 05005

**PROPOSAL:** Vacate Maple St. west of S.W. 27<sup>th</sup> St.

**LOCATION:** S.W. 27<sup>th</sup> St. and W. Peach St.

**LAND AREA:** 13,800 sq. ft., more or less

**CONCLUSION:** The vacation of this right-of-way conforms to the Comprehensive Plan

<b><u>RECOMMENDATION:</u></b>	Conforms to the Comprehensive Plan
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Maple St., west from S.W. 27<sup>th</sup> St., located in the NE 1/4 of Section 32, Township 10 North, Range 6 East, Lancaster County, NE

### **SURROUNDING LAND USE AND ZONING:**

North:	R-3, Residential	Undeveloped, approved residential development
South:	P Public	State property, Correctional Center
East:	R-3 Residential	Multi-family
West:	R-3 Residential	Undeveloped, approved residential development

### **HISTORY:**

February 14, 2005 Special Permit #04054, Hartland Homes SW 1<sup>st</sup> Addition, was approved by City Council.

### **COMPREHENSIVE PLAN SPECIFICATIONS:**

The 2025 Comprehensive Plan shows this area as Public-Semi-Public. (F-25)  
Maple St. is not shown as a major street in the 2025 Comprehensive Plan.

**UTILITIES:** There are no utilities within the right-of-way of Maple St.

### **TRAFFIC ANALYSIS:**

**STREET VACATION NO.00018**

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Maple St. is an unbuilt local street.

S.W. 27<sup>th</sup> St. is a local street.

**ANALYSIS:**

1. This is a request to vacate Maple St., an unbuilt street with 30' right-of-way, west of S.W. 27<sup>th</sup> St.
2. There are no utilities within the right-of-way.
3. Note 16 of Hartland Homes S.W. 1<sup>st</sup> Addition Community Unit plan states that Block 3 shall not be final platted until Maple Street is vacated. Block 3 is north of Maple Street. The street vacation is needed to eliminate double frontage lots within Hartland Homes S.W. 1<sup>st</sup> Addition.
4. The petition to vacate indicates that the State of Nebraska will take title to the vacated right-of-way, but Hartland Homes will purchase the vacated right-of-way.
4. Lincoln Municipal Code Chapter 14.20 requires the City to establish the proper price to be paid for the right-of-way, as well as any amounts necessary to guarantee required reconstruction within the right-of-way. These values must be established and deposited with the City Clerk prior to scheduling the vacation request with the City Council.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL  
AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

Prepared by:

Tom Cajka  
Planner

**DATE:** June 20, 2005

**APPLICANT:** Brian Carstens  
601 Old Cheney Rd. Suite "C"  
Lincoln, NE 68512  
(402) 434-2424

**CONTACT:** same as applicant



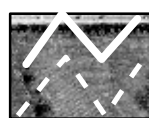
2002 aerial

## Street & Alley Vacation #05005 SW 27th & W Peach St.

### Zoning:

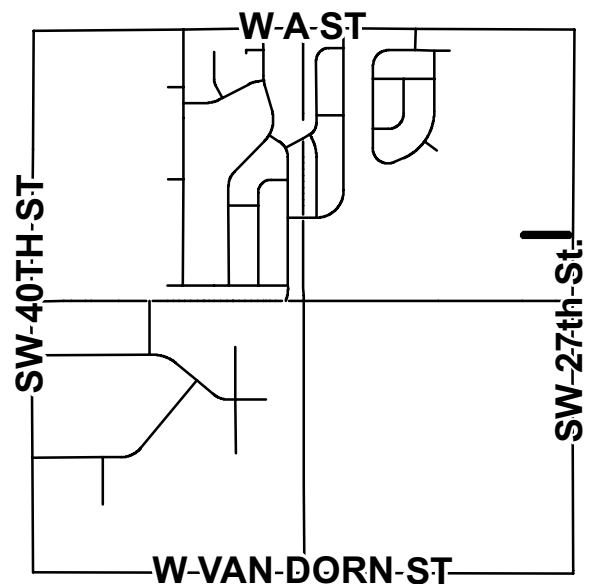
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 32 T10N R60E



Zoning Jurisdiction Lines

City Limit Jurisdiction



# VACATION OF PUBLIC WAY

## REMAINING SOUTH 1/2 OF MAPLE STREET

